

IN RE: PETITION FOR SPECIAL HEARING \* BEFORE THE  
S/S Joppa Road, 100' E of Lackawanna Ave.  
(1721 E. Joppa Road) \* ZONING COMMISSIONER  
9<sup>th</sup> Election District  
4<sup>th</sup> Councilmanic District \* OF BALTIMORE COUNTY  
  
Board of Education of Balto. Co., Owners; \* Case No. 99-193-SPH  
Baltimore Gas & Electric Co., Contr. Pur.  
\*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owners of the subject property, the Baltimore County Board of Education, by Gene L. Neff, and by the Contract Purchasers, the Baltimore Gas and Electric Company, by Gregory G. Martin, Vice President, through their attorney, G. Scott Barhight, Esquire. The Petitioners seek approval of a waiver, pursuant to Sections 26-171 and 26-172(b) of the Baltimore County Code, of the general design standards of Sections 26-203(c)(8) and 26-278 of the Code, to raze the existing building known as the Bainesville School. The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Richard A. Ransom, L. F. Tyler, Jr., and Margie Schwartz, all representatives of the Baltimore Gas and Electric Company, Co-Petitioners, Bruce Doak, Professional Land Surveyor who prepared the site plan of this property, and their attorneys David K. Gildea, Esquire, and G. Scott Barhight, Esquire. Appearing as Protestants in the matter were Donna Spicer, Paul Schilling, Joseph Consoli, Charles Gallagher, Paule Warrenfeltz, G. C. and Marge Cochran, and James A. Burns. The Protestants were not represented by Counsel.

An examination of the site plans shows that the subject property is a rectangular shaped parcel, approximately 1.74 acres in area, zoned B.R., which fronts on Joppa Road, not far

ORDER RECEIVED FOR FILING

Date

By

from its intersection with Loch Raven Boulevard in Towson. The property is improved with an old, one and one-half story brick school building which is located near the front of the site. The balance of the property is macadam paved for parking and there is a basketball court to the rear.

The building is known as 1721 E. Joppa Road and is listed on the Maryland Historic Trust Inventory as the Bainesville School. Section 26-278 of the Baltimore County Code requires the preservation of structures listed on the Maryland Historical Trust Inventory, and Section 26-203(c)(8) of the Code provides that such structures must be identified on any plan. A waiver from the preservation requirements is permitted under Sections 26-171 and 26-172(b) of the Code.

Testimony and evidence offered on behalf of the Petitioners was that the Baltimore County Board of Education proposes to transfer the subject property to the Baltimore Gas and Electric Company. As shown on the site plan, BGE owns an adjacent tract and the proposed transfer is actually part of a land swap. In this regard, the County proposes to acquire a BGE parcel located in the eastern section of Baltimore County in exchange for the acquisition of this site. Testimony offered on behalf of the Petitioners was that BGE will not utilize the property for any purpose relative to their business; however, proposes selling the parcel for development.

The Zoning Plans Advisory Committee comments submitted by the Office of Planning, dated December 1, 1998, advises that at its meeting on November 12, 1998, the Landmarks Preservation Commission (LPC) agreed to recommend to the Hearing Officer in this case that a waiver be issued. The LPC recommended that the demolition of the building be conditioned upon the submittal of photographic documentation prepared to National Register standards as approved by the County Historian. Moreover, the Minutes from prior LPC meetings (February 12, 1998, Petitioner's Exhibit 2, and March 12, 1998, Petitioner's Exhibit 3) submitted at the hearing indicate that this issue was considered by the LPC at those meetings. Apparently, it was determined that the structure has no significant historic value and that the razing of same would be appropriate.

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Date

By

The arguments advanced by the Protestants who appeared were primarily unrelated to the issue before me. Testimony offered by the Protestants, as well as the consensus of correspondence received by my office, was that the old school building should be converted for use by Baltimore County as a community center. Quite simply, this is not the issue before me. It is not my judgment to determine how Baltimore County should use property owned by it. This is an issue which is clearly within the province of the Executive and Legislative branches. My role is to interpret and apply the relevant land use provisions contained in the Baltimore County Code and the Baltimore County Zoning Regulations. If the County has determined to sell this parcel to BGE, so be it. Even if I denied the Petition before me, the County could choose to use the building in any manner it deemed appropriate, and would not be required to convert same to a community center as the Protestants desire.

Based upon the overwhelming weight of the testimony and evidence offered, I am persuaded to grant the Petition for Special Hearing. In my judgment, the Petitioners have satisfied the requirements set out in Section 26-171 and 26-172(b) of the Baltimore County Code. Furthermore, I concur with the judgment rendered by the LPC. The razing of this structure will not be detrimental to the community and is appropriate. I will also require the Petitioners to provide the photographic documentation requested by the LPC and the Office of Planning.

Pursuant to the advertisement, posting of the property, and public hearing held thereon, and for the reasons set forth above, the requested relief shall be granted.

THEREFORE, IT IS ORDERED by the zoning Commissioner for Baltimore County this 21<sup>st</sup> day of January, 1999 that the Petition for Special Hearing to approve a waiver, pursuant to Sections 26-171 and 26-172(b) of the Baltimore County Code, of the general design standards of Sections 26-203(c)(8) and 26-278 of the Code, to raze the existing school building, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the

RECEIVED  
1/21/99  
OFFICE OF PLANNING  
344

date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

- 2) The Petitioners shall provide the photographic documentation requested by the LPC and the Office of Planning.
- 3) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.



LAWRENCE E. SCHMIDT  
Zoning Commissioner's Office  
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING

Date 12/19/99

By [Signature]



Baltimore County  
Zoning Commissioner  
Office of Planning

Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204  
410-887-4386

January 21, 1999

David K. Gildea, Esquire  
G. Scott Barhight, Esquire  
Whiteford, Taylor & Preston  
210 W. Pennsylvania Avenue, 4<sup>th</sup> Floor  
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING  
S/S Joppa Road, 100' E of Lackawanna Avenue  
(1721 E. Joppa Road)  
9<sup>th</sup> Election District - 4<sup>th</sup> Councilmanic District  
Board of Education of Balto. Co., Owners; BGE Co., Contr. Pur. - Petitioners  
Case No. 99-193-SPH

Dear Messrs. Gildea & Barhight:

Enclosed please find a copy of the decision rendered in the above-captioned matter.  
The Petition for Special Hearing has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file  
an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For  
further information on filing an appeal, please contact the Zoning Administration and  
Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

cc: Mr. Gene L. Neff, Baltimore County Board of Education  
6901 North Charles Street, Towson, Md. 21204  
Mr. Gregory C. Martin, V.P., BGE Co., Attn: Mr. Ransom & Ms. Schwartz  
29 W. Lexington Street, 17<sup>th</sup> Floor, Baltimore, Md. 21201  
All Protestants Listed on attached sheet; People's Counsel; Case File

David K. Gildea, Esquire  
G. Scott Barhight, Esquire  
January 21, 1999 (RE: Case No. 99-193-SPH)  
Page 2

Cc's sent to the following Protestants:

Ms. Donna Spicer, 8719 Eddington Road, Baltimore, Md. 21234  
Mr. Paul Schilling, 8719 Eddington Road, Baltimore, Md. 21234  
Mr. Joseph Consoli, 1534 Putty Hill Avenue, Towson, Md. 21286  
Mr. Charles Gallagher, 8025 Hillendale Road, Baltimore, Md. 21234  
Mr. Paule Warrenfeltz, 1658 Wentworth Avenue, Baltimore, Md. 21234  
Mr. & Mrs. G. C. Cochran, 8730 Lackawanna Road, Baltimore, Md. 21234  
Mr. James Burns, 8711 Lackawanna Avenue, Baltimore, Md. 21234



# Petition for Special Hearing

## to the Zoning Commissioner of Baltimore County

for the property located at 1721 E. Joppa Road  
which is presently zoned BR

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

a waiver pursuant to Baltimore Code Sections 26-171 and 26-172<sup>(b)</sup> of the general design standards of Baltimore County Code Sections 26-203(c)(8) and 26-278, to raze the existing building.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

### Contract Purchaser/Lessee:

Baltimore Gas and Electric Company  
Name - Type or Print  
Signature Gregory G. Martin, Vice President  
Address 29 W. Lexington St., 17th Floor  
City Baltimore, MD 21201 Telephone No. (410) 234-6801  
State MD Zip Code 21201

### Attorney For Petitioner: (Baltimore Gas and Electric Company)

G. Scott Barhight  
Name - Type or Print  
Signature  
Company Whiteford, Taylor & Preston (410) 832-2050  
Address 210 W. Pennsylvania Ave, 4th Floor  
City Towson, MD 21204 Telephone No. (410) 832-2050  
State MD Zip Code 21204

### Legal Owner(s):

Board of Education of Baltimore County  
Name - Type or Print  
Signature Gene L. Neft  
Name - Type or Print  
Signature  
Address 6901 North Charles St. (410) 887-4118  
City Baltimore, MD 21204 Telephone No. (410) 887-4118  
State MD Zip Code 21204

### Representative to be Contacted:

G. Scott Barhight (410) 832-2050  
Name  
Address 210 W. Pennsylvania Ave, 4th Floor  
City Towson, MD 21204 Telephone No. (410) 832-2050  
State MD Zip Code 21204

### OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING \_\_\_\_\_

UNAVAILABLE FOR HEARING \_\_\_\_\_

Reviewed By \_\_\_\_\_ Date \_\_\_\_\_

Case No. 99-193-SPH

Date 9/15/98

By \_\_\_\_\_

193

ORDER RECEIVED FOR FILING

GORDON T. LANGDON  
EDWARD F. DEIACO-LOHR  
BRUCE E. DOAK

**GERHOLD, CROSS & ETZEL, LTD.**

*Registered Professional Land Surveyors*

SUITE 100  
320 EAST TOWSONTOWN BOULEVARD  
TOWSON, MARYLAND 21286-5318

410-823-4470  
FAX 410-823-4473

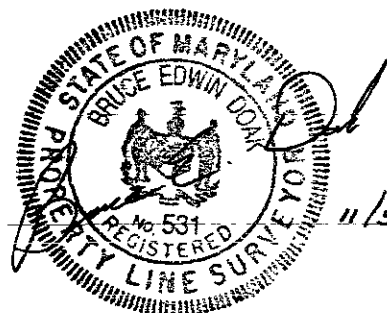
**EMERITUS**  
PAUL G. DOLLENBERG  
FRED H. DOLLENBERG  
CARL L. GERHOLD  
PHILIP K. CROSS  
**OF COUNSEL**  
JOHN F. ETZEL  
WILLIAM G. ULRICH

November 5, 1998

**Zoning Description**  
**1721 East Joppa Road**

Beginning for the same at a point on the south side of Joppa Road, 55 feet wide at a point measured 100 feet westerly along the south side of Joppa Road from its intersection with the centerline of Lackawanna Avenue 60 feet wide, running thence and binding on the south side of Joppa Road the two following lines, viz: 1) South 68 degrees 43 minutes 17 seconds West 156.74 feet, and 2) Southwesterly by a line curving to the left having a radius of 1166.14 feet and an arc length of 87.27 feet (the chord of said arc bearing South 66 degrees 34 minutes 39 seconds West 87.25 feet) thence leaving Joppa Road and running and binding on the land of the herein petitioner, 3) South 22 degrees 49 minutes 43 seconds East 323.17 feet to the north side of an alley 15 feet wide, thence running and binding on said alley, 4) North 61 degrees 15 minutes 17 seconds East 245.23 feet, thence leaving said alley running thence, 5) North 22 degrees 49 minutes 43 seconds West 294.56 feet to the place of beginning.

Containing 1.74 Acres or 75642.64 square feet known as 1721 Joppa Road.





BALTIMORE COUNTY, MARY  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No. 055150

DATE 6 Nov 98

ACCOUNT

R-0001-6,152

93

CASH AMOUNT \$

0.00

NO FEE

per A.J.

RECEIVED  
FROM:

Whitehead, Taylor & Persinger

FOR:

Board of Ed of Balt County

DISTRIBUTION  
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

99-193-SPH

CASHIER'S VALIDATION

**NOTICE OF ZONING  
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #99-193-SPH  
1721 E. Joppa Road  
S/S Joppa Road, 100' E. of  
Lackawanna Avenue  
8th Election District  
4th Councilmatic District

Legal Owner(s):  
Board of Education of Baltimore County

Contract Purchaser: Baltimore  
Gas and Electric Company

Special Hearing: to approve  
a waiver pursuant to Baltimore  
Code Sections 28-171 and  
28-172(b) of the general de-  
sign standards of Baltimore  
County Code Sections  
28-203(c)(8) and 28-278, to  
raze the existing building.

Hearing: Monday, December  
21, 1999 at 10:00 a.m. in  
Room 407, County Courts  
Bldg., 401 Bosley Avenue.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

NOTES: (1) Hearings are  
handicapped accessible; for  
special accommodations  
Please Call (410) 887-3353.  
(2) For information concern-  
ing the file and/or hearing,  
Please Call (410) 887-3351.

12/004 Dec. 3 C276710

# CERTIFICATE OF PUBLICATION

TOWSON, MD., 12/3/, 1998

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 12/3/, 1998.

THE JEFFERSONIAN,

*A. Henickson*

LEGAL AD. - TOWSON

## CERTIFICATE OF POSTING

BALTIMORE COUNTY DEPARTMENT OF  
PERMITS AND DEVELOPMENT MANAGEMENT  
COUNTY OFFICE BUILDING, ROOM 111  
111 WEST CHESAPEAKE AVENUE  
TOWSON, MARYLAND 21204

CASE NUMBER: *99-193-SPH*

PETITIONER/DEVELOPER: ( ) *Balto Gas & Electric Co.*

DATE OF HEARING/CLOSING: ( ) *12-21-98*

ATTENTION: MS. GWENDOLYN STEPHENS

LADIES AND GENTLEMEN:

THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY  
THAT THE NECESSARY SIGN (S) REQUIRED BY LAW WERE POSTED  
CONSPICUOUSLY ON THE PROPERTY LOCATED AT,

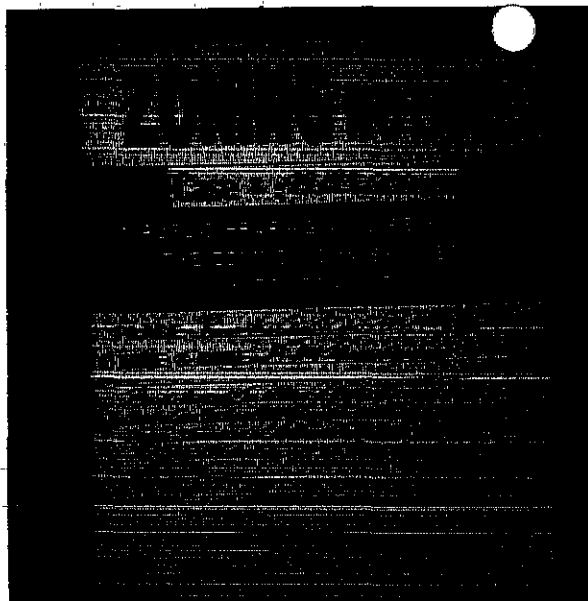
*1721 E. Joppa Road Baltimore, Md. 21234*

THE SIGN (S) WERE POSTED ON, *12-4-98* BY THE UNDERSIGNED.

SINCERELY,

*Thomas P. Ogle* *12/4/98*

THOMAS P. OGLE SR.  
325 NICHOLSON RD.  
BALTIMORE MD. 21221  
(410) 687-8405  
(410) 687-4381 (FAX)



RE: PETITION FOR SPECIAL HEARING  
1721 E. Joppa Road, S/S Joppa Rd,  
100' E of Lackawanna Ave, 9th Election  
District, 4th Councilmanic

Legal Owners: Board of Education of Baltimore Co.  
Contract Purchaser: Baltimore Gas and Electric Co.

Petitioner(s)

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* FOR  
\* BALTIMORE COUNTY  
\* Case Number: 99-193-SPH

\* \* \* \* \*

### ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

*Carole S. Demilio*

CAROLE S. DEMILIO  
Deputy People's Counsel  
Old Courthouse, Room 47  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

### CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 25<sup>th</sup> day of November, 1998, a copy of the foregoing Entry of Appearance was mailed to G. Scott Barhight, Esq., Whiteford, Taylor & Preston, 210 W. Pennsylvania Avenue, Suite 400, Towson, MD 21204, attorney for Petitioner(s).

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmlandacq@co.ba.md.us

November 16, 1998

## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-193-SPH  
1721 E. Joppa Road  
S/S Joppa Road, 100' E of Lackawanna Avenue  
9<sup>th</sup> Election District – 4<sup>th</sup> Councilmanic District  
Legal Owner: Board of Education of Baltimore County  
Contract Purchaser: Baltimore Gas and Electric Company

Special Hearing to approve a waiver pursuant to Baltimore Code Sections 26-171 and 26-172(b) of the general design standards of Baltimore County Code Sections 26-203(c)(8) and 26-278, to raze the existing building.

HEARING: Monday, December 21, 1998 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon", with a stylized "SJ" monogram to the right.

Arnold Jablon  
Director

c: G. Scott Barhight, Esquire  
Board of Education of Baltimore County  
Baltimore Gas and Electric Company

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY DECEMBER 6, 1998.**  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



Printed with Soybean Ink  
on Recycled Paper

TO: PATUXENT PUBLISHING COMPANY  
December 3, 1998 Issue – Jeffersonian

Please forward billing to:

David K. Gildea 410-832-2000  
Whiteford, Taylor & Preston  
210 W. Penn. Avenue  
Towson, MD 21204

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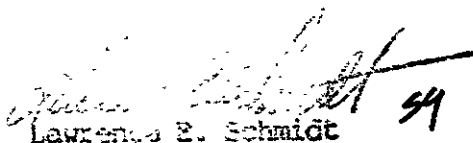
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1721 E. Joppa Road  
S/S Joppa Road, 100' E of Lackawanna Avenue  
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Legal Owner: Board of Education of Baltimore County  
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HEARING: Monday, December 21, 1998 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt 59

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-887-3391.

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT  
ZONING REVIEW**

**ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS**

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

**OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.**

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**For Newspaper Advertising:**

Item Number or Case Number: Item # 193  
Petitioner: Baltimore Gas and Electric Company  
Address or Location: 1721 E. Joppa Rd.

**PLEASE FORWARD ADVERTISING BILL TO:**

Name: David K. Fisher Whiteford, Taylor + Neale  
Address: 210 W. Penn. Ave  
Towson, Md. 21204  
Telephone Number: (410) 532-2000

Revised 2/20/98 - SCJ

**99-193-SPH**

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than \_\_\_\_\_.

Format for Sign Printing, Black Letters on White Background:

## ZONING NOTICE

Case No.: 99-193

A PUBLIC HEARING WILL BE HELD BY  
THE ZONING COMMISSIONER  
IN TOWSON, MD

PLACE: \_\_\_\_\_

DATE AND TIME: \_\_\_\_\_

REQUEST: Special Hearing To allow A "historic"  
structure to be RAZED

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.  
TO CONFIRM HEARING CALL 887-3391.

**DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW**

**HANDICAPPED ACCESSIBLE**

**99-193-SPH**





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmlandacq@co.ba.md.us

December 17, 1998

G. Scott Barhight, Esq.  
Whiteford, Taylor & Preston  
210 W. Pennsylvania Avenue  
Towson, MD 21204

RE: Item No.: 193  
Case No.: 99-193-SPH  
Location: 1721 E. Joppa Road

Dear Mr. Barhight:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on November 6, 1998.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", followed by a large, stylized flourish or initial.

W. Carl Richards, Jr.  
Zoning Supervisor  
Zoning Review

WCR:ggs

Enclosures

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



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on Recycled Paper



Baltimore County  
Fire Department

Office of the Fire Marshal  
700 East Joppa Road  
Towson, Maryland 21286-5500  
(410)887-4880

November 29, 1998

Arnold Jablon, Director  
Zoning Administration and Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF November 16, 1998

Item No.: See Below

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

189, 190, 191, 192, 193, and 195

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



12/21

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

**TO:** Arnold Jablon, Director  
Dept. of Permits & Development Management

**DATE:** December 1, 1998

**FROM:** Arnold F. 'Pat' Keller, III  
Director, Office of Planning

**SUBJECT:** 1721 E. Joppa Road

### INFORMATION

Item Number: 193  
Petitioner: Scott Barhight  
Zoning: BR  
Requested Action: Special Hearing

**RECOMMENDATIONS ON THE PROPOSAL** – The property located at 1721 E. Joppa road is listed on the Maryland Historical Trust Inventory as “ Baynesville School” (ca. 1914), No. BA 2870.

At their meeting on November 12, 1998, the Landmarks Preservation Commission agreed to recommend to the Hearing Officer that a waiver be issued. The LPC recommended that the demolition be conditioned on the submittal of photographic documentation, prepared to National Register standards as approved by the County Historian.

The Office of Planning does not believe that Section 26-172 (a) (1) would be the appropriate authority to allow demolition of this historic structure. The Office of Planning is aware of the petitioner's assertion of economic hardship. If, therefore, the hearing officer wishes to grant a waiver under Section 26-172 (a) (2), the Office of Planning concurs with the LPC's recommended conditions for issuance of the demolition permit.

Section Chief:   
KA:kra

c: Robert C. Scott  
Landmarks Preservation Commission

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Department of Permits & Development  
Management

Date: November 24, 1998

FROM: Robert W. Bowling, Supervisor  
Bureau of Developer's Plans Review

SUBJECT: Zoning Advisory Committee Meeting  
for November 23, 1998  
Item No. 193

The Bureau of Developer's Plans Review has reviewed the subject zoning item. Joppa Road is an existing road which shall ultimately be improved as a 48-foot street cross section on a 70-foot right-of-way.

The entrance locations are subject to approval by the Bureau.

Entrances shall be a minimum of 24 feet and a maximum of 35 feet wide, shall have 10-foot minimum radii curb returns, shall be located a minimum of 15 feet from any property line, and shall be constructed in accordance with Baltimore County Standards as the Developer's total responsibility.

RWB:HJO:jrb

cc: File

ZONE1123.193



**Maryland Department of Transportation**  
**State Highway Administration**

Parris N. Glendening  
Governor  
David L. Winstead  
Secretary  
Parker F. Williams  
Administrator

Date: 11.17.96

Ms. Gwen Stephens  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 193 *com*

Dear Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

*Michael M. Lenhart*  
Michael M. Lenhart, Acting Chief  
Engineering Access Permits Division

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
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Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

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L.L.P.

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BALTIMORE, MARYLAND 21202-1626  
TELEPHONE 410 347-8700  
FAX 410 752-7092

210 WEST PENNSYLVANIA AVENUE  
TOWSON, MARYLAND 21204-4515

410 832-2000  
FAX 410 832-2015  
www.wtplaw.com

1025 CONNECTICUT AVENUE, NW  
WASHINGTON, D.C. 20036-5405  
TELEPHONE 202 659-6800  
FAX 202 331-0573

30 COLUMBIA CORPORATE CENTER  
10440 LITTLE PATUXENT PARKWAY  
COLUMBIA, MARYLAND 21044  
TELEPHONE 410 884-0700  
FAX 410 884-0719

1317 KING STREET  
ALEXANDRIA, VIRGINIA 22314-2928  
TELEPHONE 703 836-5742  
FAX 703 836-0265

G. SCOTT BARHIGHT  
DIRECT NUMBER  
410 832-2050  
gbarhight@wtplaw.com

November 5, 1998

Mr. Robert C. Scott, Chairman  
Landmarks Preservation Commission  
401 Bosley Avenue  
Towson, Maryland 21204

Re: Baynesville School

Gentlemen:

On Friday, November 5, 1998, the legal owner of the above referenced property, the Board of Education of Baltimore County, and the contract purchaser of the property, Baltimore Gas and Electric Company, will be filing a Petition for Special Hearing for a waiver of the general design standards of Baltimore County Code ("BCC") Section 26-278. It is our understanding that Baltimore County has developed a policy for handling waivers which includes a Landmarks Preservation Commission ("LPC") review.

The Office of Planning requested that we provide to you a letter discussing the general background and history of the property. The concept of this transfer of the Baynesville property was initiated by Baltimore County Board of Education. The Board of Education would like to gain title to lands held by Baltimore Gas and Electric Company in Essex. As a result of good faith negotiations, Baltimore Gas and Electric Company and the Board of Education has contracted to swap properties of substantially equal appraised value. The Board of Education would acquire approximately 7 acres of parking at an Essex location while Baltimore Gas and Electric Company would acquire the Baynesville property.

At the February 12, 1998 LPC meeting, Ms. Donna Spicer, the then Executive Director of the Loch Raven Business Council, recommended the nomination of the Baynesville School to the Baltimore County Preliminary Landmarks List. On March 12, 1998, the LPC held a hearing to determine whether the Baynesville School met the criteria for a historic structure. The LPC determined that the Baynesville School was not a historic structure and, therefore, should not be placed on the Baltimore County Preliminary Landmarks List.

99-193-SPH

Prior to the LPC consideration, the Baynesville School received a Maryland Inventory of Historic Properties survey number: BA 2870. The Maryland Inventory of Historic Properties is simply an inventory or list of sites and structures which *may* be historic. The purpose of the Maryland Inventory of Historic Properties is to alert the public that a structure may be historic. The placement of a structure on the Maryland Inventory of Historic Properties does not mean that the property has met the criteria for being historic. There is no evaluation of whether the property is historic prior to placement onto the Maryland Inventory of Historic Properties.

Baltimore County has been requiring that any properties listed on the Maryland Inventory of Historic Properties must receive a waiver pursuant to BCC Section 26-172 prior to demolition. BCC Section 26-172 states in pertinent part:

"(a) At the request of a department director, the hearing officer may grant a waiver of any or all requirements in Division 3, 4 or 5 of these Regulations if the hearing office finds that:

- (1) a. The size, scope and nature of the proposed development does not justify strict compliance with these Regulations;
- b. A waiver would be within the scope, purpose and intent of these regulations; and
- c. All other County laws, ordinances and regulations have been complied with;
- or*
- (2) Compliance with these Regulations would cause unnecessary hardship."

It is our understanding that it is the policy of Baltimore County for the LPC to make a recommendation whether the proposal meets the criteria of BCC Section 26-172 to the Director of Planning. The Director of Planning then makes his recommendation regarding the criteria of BCC Section 26-172 to the Hearing Officer. Neither the recommendation of the LPC nor the Director of Planning are binding on the Hearing Officer. The Hearing Officer makes the final determination whether to grant the waiver.

The LPC is being asked to make a finding regarding whether the request meets the criteria of BCC Section 26-172. You are not being asked to make a determination of whether the property meets the criteria for designation on the Baltimore County Preliminary Landmarks List. You have already visited that issue and decided that the property does not meet the criteria to be deemed historic and therefore should not be placed on the Baltimore County Preliminary Landmarks List.

You are also not being asked to determine whether the structure should be demolished. The Baltimore County Council has implemented legislation which specifically addresses what findings need to be made for a waiver of the general design standards. In order for you to recommend a waiver, you must find *either*:

- (1) a. The size, scope and nature of the proposed development does not justify strict compliance with these Regulations;
  - b. A waiver would be within the scope, purpose and intent of these regulations; and
  - c. All other County laws, ordinances and regulations have been complied with;
- or*
- (2) Compliance with these Regulations would cause unnecessary hardship.

Your findings are recommendations alone and are not sufficient to obtain a demolition permit. Only after the Hearing Officer rules on the waiver request may a demolition permit be issued.

We look forward to presenting further information at your Board meeting scheduled on Thursday, November 12, 1998 at 7:00 p.m. Should you have any questions or comments in the interim, please contact me.

Sincerely,



G. Scott Barhight

GSB:bhb

cc: Mr. Arnold F. "Pat" Keller, III, Director  
Mr. Robert J. Barrett  
Arnold Jablon, Director  
Virginia W. Barnhart, Esquire  
J. Robert Haines, Esquire  
Richard A. Ransom, Esquire  
Mr. R. Scott Woodall  
David K. Gildea, Esquire





**Loch Raven Community Council, Inc.**  
**P.O. Box 42115**  
**Loch Raven, Maryland 21284-2115**

17 December 1998

Mr. Lawrence Schmidt, Commissioner  
Baltimore County Zoning Commission  
401 Bosley Avenue, Room 405  
Towson, MD 21204

Re: Case Number 99-193-SPH

Mr. Schmidt:

The Loch Raven Community Council, Inc. (LRCC) represents seventeen community associations and three service organizations in the Greater Loch Raven area. The County has designated this area, comprising numerous older neighborhoods, as a community conservation area, and over the past five years or so LRCC has helped to generate a great deal of activity within the community toward the goal of stabilization and revitalization.

One of the guiding principles in these efforts arises from our recognition of the need to build an identity for the Loch Raven area. A key ingredient in community identity is attachment to a historical legacy and an awareness of what that legacy is. With this in mind, we have been inquiring for some months into the possibility of making use of the old Baynesville schoolhouse as a community center. Such a facility is badly needed. Aside from the simple advantage of having a focal point for the community and a permanent home for its various associations, the increased civic activity in our area has brought heavy pressure upon the community's meeting-space and activity-space resources. We expect this pressure to grow as we continue our efforts to combat the erosion of our neighborhoods.

Because the potential benefits for the community are so high, and because the schoolhouse is one of the few buildings of historical merit still remaining in our area, we strongly urge you to deny the requested variance that would allow the razing of this local treasure. Destruction of historical sites is irrevocable, and our supply of them is dwindling to near-zero. We therefore urge a "go slow" approach to dealing with the Baynesville schoolhouse in order to make possible a thorough inquiry into alternatives to tearing it down and building a store in its place.

Sincerely,

A handwritten signature in black ink, appearing to read "Murry D. Bentley", written over a horizontal line.

Murry D. Bentley, President  
Loch Raven Community Council

Mark E. Elliott  
1826 White Oak Avenue  
Baltimore, Maryland 21234

December 8, 1998

Lawrence Schmidt, Esq.  
Baltimore County Zoning Commissioner  
County Courts Building  
410 Bosley Avenue  
Towson, MD 21204

Dear Mr. Schmidt,

I am writing to register my opposition to the pending demolition of the Baynesville Schoolhouse, Case #99-193-SPH.

The Baynesville Schoolhouse has served this community during times of war and peace. Its contributions have been rewarded by being listed on the Maryland Inventory of Historic Properties, survey #BA2870. Now, for the sake of commercial development, and an apparent deal between the County and Baltimore Gas & Electric, this property is to be razed and become another eyesore commercial property—obviously Joppa Road needs more commercial property?

I employ your office to reconsider the fate of this property. Although I am too young to have attended this school, my older sister did. I have been a lifelong resident of the Baynesville area and have established roots here for my family, as well. It's easy to move to new developments, but a sense of community has permeated my decision to stay here. Unfortunately, the more we lose these links to our past, one's sense of community deteriorates. Is this what the County wants? Transient communities with no sense or appreciation for their history?

I firmly believe that the proposal to allow for use of the Baynesville Schoolhouse as a community center is an excellent option. I am an active member in the Oakleigh Manor Civic Association, one of several community associations in the area. We currently have permission to use Oakleigh Elementary School for meetings—only when school is in session. Otherwise, we have to scramble for limited availability at other sites. I ask you, wouldn't a permanent community meeting place help to solidify a community's perception of itself? In these times of neighborhood instability, it boggles my mind that the County is willing to risk this community's cohesiveness, for the sake of striking a deal with BG&E.

Please reconsider Case #99-193-SPH. Do not allow this community's heritage to be demolished by the loss of the Baynesville Schoolhouse.

Thank you very much for your consideration.

Sincerely,



Mark E. Elliott

1821 Wildwood Avenue  
Baltimore, Maryland 21234

December 9, 1998

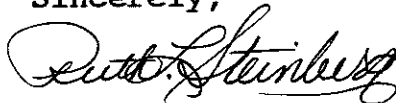
Lawrence Schmidt, Esq.  
Baltimore County Zoning Commissioner  
County Courts Building  
410 Bosley Avenue  
Towson, Maryland 21204

Dear Mr. Schmidt:

I am very much in favor of saving a part of our history in Baltimore County. I have resided in the Towson/Parkville area for 22 years and was delighted to learn the history of Baynesville Schoolhouse located at 1721 East Joppa Road.

I support the community in its efforts to save a part of our history and its proposal to use the Baynesville Schoolhouse and property for a community center and fund raising efforts to sponsor much needed activities for the youth in our neighborhoods.

Sincerely,

A handwritten signature in cursive script, appearing to read "Ruth L. Steinberg".

Ruth L. Steinberg

R.E. Spies  
1757 Amuskai Road  
Parkville, MD 21234-3733

12/21/98  
mat 12/10

December 7, 1998

Baltimore County Zoning Commissioner  
Room 405  
401 Bosley Ave.  
Towson, MD 21204

Dear Commissioner:

On December 10, 1998 you are hearing Case #99-193-SPH. This case pertains to the old Baynesville School on Joppa Road, which is now owned by BGE. The community has been notified via our community newsletter, The Ridgeleigh Review, that BGE has applied for a permit to demolish this historic structure.

I am writing this letter to express my opposition to your granting such a permit as I feel that this small part of Baynesville should be left as it is. This historic building could be utilized by the community for a meeting place and teen center and thereby retain some of its original purpose, a teaching facility. Lord knows the children need supervised places where they can go and learn in addition to school. You may remember the days of when there were teen centers and when crime was nonexistent. We need this building for better uses than BGE.

Commissioner, too many times, the local government, the state government, or the federal government rules in favor of the giant (Goliath), in this case BGE and forgets above the community (David). Correct these inequities, deny the requested permit to BGE.

Yours truly,



R.E. Spies

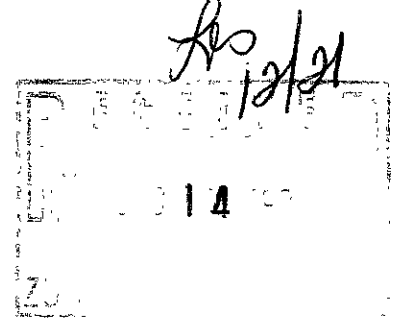


E.F. Spies

cc: Andy Clemens, President  
Ridgeleigh Community Association

December 9, 1998

Lawrence Schmidt, Esq.  
Baltimore County Zoning Commissioner  
County Courts Building  
410 Bosley Ave.  
Towson, MD 21204



**RE: BAYNESVILLE SCHOOLHOUSE CASE # 99-193-SPH**

Dear Mr. Schmidt:

I realize there is a Hearing on the referenced case, I am unable to attend. (A work day, you know).

I am writing to you for the purpose of expressing my **OPPOSITION** to the possibility of the demolition of our "*neighborhood*" (Baynesville) schoolhouse. I italicized neighborhood because with this action (the school's demise) it will remove from our presence the last landmark of our original neighborhood. HOW SAD it is for me to see the absolute saturation of my home surroundings with commercialism.

I don't know where you live, Mr. Schmidt, but I hope this does not happen to you or your family.

Baynesville was such a wonderful little community.... trees, woods, tranquility, you could actually hear the birds singing and see God's little critters enjoying the day's peacefulness. Little by little, piece by piece, Zoning and the decisions made by the people "in power" have changed my life, my home, my atmosphere. By the stroke of a pen, Mr. Schmidt, you (or someone) could preserve one small piece, of what is probably the LAST fragment left, of my cherished memories of Baynesville's "glory" days. This school site is a beacon to me, amidst all the fast-food places, all the auto repair shops, etc., etc., etc..

I beseech you to please.... please, think before you "swap" this site to BGE for whatever Essex has to offer. I pray that you will have the wisdom to understand the sincerity of what I am asking of you.

God speed your pen.....  
Sincerely,

Christine Pignataro  
8714 Eddington Road  
21234

December 14, 1998

Mr. & Mrs. William G. Bory  
1708 Orlando Road  
Baltimore, Maryland 21234

Lawrence Schmidt, Esq  
Baltimore County Zoning Commissioner  
County Courts Building  
410 Bosley Avenue  
Towson, Maryland 21204

Re: Baynesville Schoolhouse

Both my wife and I are opposed to the demolition of the Baynesville Schoolhouse. This building is a part of history that should be preserved. Already, too many things that were a part of our history have been destroyed. We don't need another fast food restaurant, dry cleaner, or hardware store.

What we do need is a place for our children to feel safe and that affords them the opportunity to learn, grow and socialize with their peers in an environment that is safe and monitored by adults who are willing to invest the time in their future.

Preserve this building and nurture the community and its people to build values within our youth that will last their lifetime and be past down to their children. Let the community have this building to bring our neighbors together in a meeting place with the common goals of educating, enriching and guiding the future of those who are the guardians of the future.

I realize I may sound like a zealot, but already too many family values have been lost in this country, don't perpetuate it. Give us a place to meet and decide as a community to do the right thing for both our community and our children, after all **we** live here.

Thank you,  
Mr. William G. Bory, Sr.  
Taxpayer and Citizen

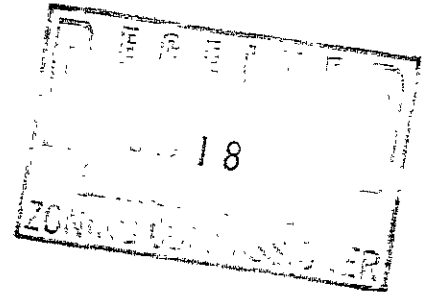
**Claudia A. Mouery**  
**8711 Jenifer Road**  
**Baltimore, MD 21234-2707**

---

December 15, 1998

Lawrence Schmidt, Esq.  
Baltimore County Zoning Commissioner  
County Courts Building  
410 Bosley Ave.  
Towson, MD 21204

Reference: Case #99-193-SPH



Dear Mr. Schmidt,

I am a resident of the Cromwood, Coventry Community located just north of East Joppa Road, between Loch Raven Boulevard and Perring Parkway. I will not be able to attend the hearing to be held next Tuesday, December 21, 1998 concerning the Baynesvill Schoolhouse.

I have lived in this area for many years. The neighborhood has changed so much, it's hard to believe it is the same place I moved to. That little building on Joppa Road is a part of the history of this community and the lives of so many of the folks that have lived here since they were born. To allow it to be demolished would be a sin.

Did you know that war bonds and ration stamps were sold there during World War II? Did you know that the Father-In-Law of Lt. Governor Kennedy Townsend taught at and was principal of the little school? A lot of endearing memories for many reside within the walls of that little building.

Now, I know a building that small and old is not of much use to a big business like the Baltimore Gas and Electric Company, but it sure could help the surrounding communities. It could be a meeting place for community associations, childrens organizations, scouts, collection center for food goods for the needy, just to name a few uses. The groups around here need to pay large sums of money for meeting places and hope they can schedule a place when it is needed.

Please **DO NOT** allow the destruction of a land mark to the area. Give the communities the time they need to develop a plan to save ***Our Schoolhouse for Our Community***.

Thank you,

Claudia A. Mouery

cc:D. Spicer, J. Bartenfelter

George and Carol Powell  
1744 Yakona Road  
Baltimore, MD 21234  
410-661-5326

December 9, 1998

Zoning Commissioner  
Room 405  
401 Bosley Avenue  
Towson, MD 21204

Re: Old Baynesville School, Joppa Road  
Case No.: 99-193-SPH

To Whom It May Concern:

This is merely to express our concern regarding the demolition of the old Baynesville School located on Joppa Road.

We have been informed that BGE has acquired this property and is planning to destroy this historic structure. It is the opinion of the Ridgely Community that this property would be better utilized as a community meeting place or possibly a teen center. With all of the commercial development that has taken place in this area over the past 20 years, it would be nice to think that this small structure, which would not only help to preserve a small piece of history but would also be an asset to the Ridgely Community, could remain.

Although we will be unable to attend the hearing on December 21<sup>st</sup> personally, we hope that you will seriously consider our position regarding this matter.

Sincerely,

A handwritten signature in cursive script that reads "George & Carol Powell".

George & Carol Powell



December 15, 1998

Lawrence Schmidt, Esq.  
Baltimore County Zoning Commissioner  
Count Courts Bldg.  
410 Bosley Ave  
Towson, MD 21204

Dear Mr. Schmidt:

RE: Case #99-193-SP11

As a member of the Loch Raven Village Community I am writing in opposition to the demolition of Baynesville Schoolhouse. We need to keep this building as a reminder of our community history. It could be rehabilitated and used by the various community organizations for meeting space!

BGE wants to demolition the building and sell the property for commercial use. Joppa Road does not need another commercial building!

Thank you for your help in keeping the Baynesville Schoolhouse.



John Ehmer  
8426 Pleasant Plains Rd  
Baltimore, MD 21286

***Mr. & Mrs. James A. Balko  
8624 Rock Oak Road  
Baltimore, Maryland 21234***

***December 17, 1998***

***Mr. Lawrence Schmidt, Esq.  
Baltimore County Zoning Commissioner  
County Courts Building  
410 Bosley Avenue  
Towson, Maryland 21204***

***Dear Mr. Lawrence Schmidt,***

***In case #99-193-SPH , we would like to see the Baynesville  
School House not demolished. The community could use it for a center,  
fund raising efforts to sponsor much needed activities for the youth in  
our neighborhoods.***

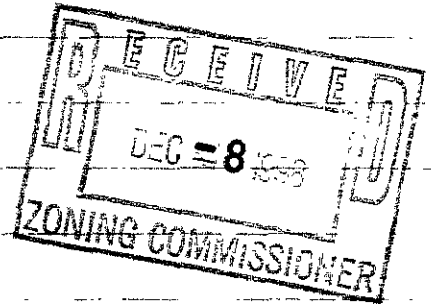
***Help Our Community - Save A Part Of Our History - Create History  
For Our Children. We can possible have a community center that has  
and will continue to serve the needs of our neighborhoods, our  
children and our childrens future.***

***Sincerely,  
Mr. & Mrs. James A. Balko***

Received  
12/21/98

Dec 5, 1998

Lawrence Schmidt Esq.  
Baltimore Co Zoning Com.  
County Court Bldg.  
410 Bosley Ave  
Towson Md 21204



Dear Sir,

We want to express our opposition  
to the demolition of the Baynesville  
Schoolhouse (Case #99-193-SP11)

This is a rare property and is listed  
on The Maryland Inventory of Historic Properties  
and as such should be saved.

It could be used as a Community Center,  
which would not detract from its historic  
value.

We urge you not to allow this school  
to be demolished. Thank you

Sincerely

Earl H Baldwin  
DOROTHY BALDWIN  
8715 EDDINGTON RD  
BALTIMORE MD 21234

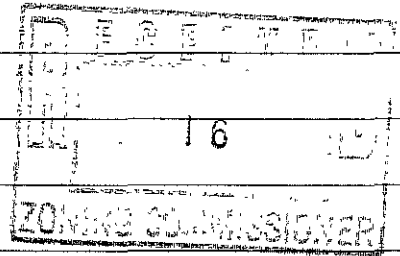
410 665 3504

Long

12/14/98

LEE + BRUCE STRUNK  
1807 RUSHLEY RD  
BALTO MD 21234

LAWRENCE SUTNIT  
ZONING COMMISSIONER  
410 BOSLEY AVE,  
BALTO MD 21204



MR. COMMISSIONER, I AM OPPOSED TO  
BARNESVILLE SCHOOLHOUSE BEING  
DEMOLISHED I BELIEVE IT SHOULD BE  
USED BY THE COMMUNITY OR FOR COMMUNITY/  
COUNTY PURPOSES.

RESPECTFULLY SUBMITTED,

Lee Strunk  
Bruce Strunk

JES.  
12/21

Dec 16 1998

CASE # 99-193-SPH

LAWRENCE SCHMIDT, Esq.

BALTIMORE COUNTY ZONING COMMISSIONER

COUNTY COURTS BUILDING

410 BOSLEY AVE.

TOWSON, MD. 21204

SUBJECT: PROPOSAL TO DEMOLISH BAYNESVILLE  
SCHOOL HOUSE 99-193-SPH

DEAR SIR,

MY FAMILY MOVED TO BAYNESVILLE IN 1922.

I WAS BORN IN 1923 - REAR OF JIM BAYNE'S BLACK-  
SMITH SHOP BY ONLY A FEW YARDS.MY BROTHERS - ELDRED AND RICHARD WERE  
ATTENDING SCHOOL IN THE ORIGINAL ARNOLIA  
CHURCH - OAKLEIGH AND JOPPA RDS.WHEN BAYNESVILLE SCHOOL WAS COMPLETED,  
THEY WERE WITH THE FIRST STUDENTS TO ATTEND.AT THIS TIME THE SCHOOL HAD SEVEN GRADES,  
NOT SIX AS SOME BELIEVE.AS OUR FAMILY GREW - SISTERS CHARLOTTE - MARGRET  
AND I ATTENDER. THE CLASSES BECAME TOO LARGE FOR  
THE TWO ROOMS.AROUND 1932 THE SEVENTH GRADE WAS TRANS-  
FERRED TO TOWSON ELEMENTARY, MY SISTER MARGRET  
WAS IN THAT 1<sup>ST</sup> GROUP.ELDRED AND CHARLOTTE, BOTH DIED. RICHARD,  
MARGRET AND I STILL LIVE IN BAYNESVILLE.

(2)

RICHARD AND I CAN SEE THE SCHOOL FROM  
OUR YARDS ON LACKAWANNA AVE. 8710-8711  
MY SISTER MARGRET LIVES ON JOPPA RD. NORTH  
OF ORCHARD INN.

ALL OF THERE CHILDREN ATTENDED THE SCHOOL  
UNTIL IT WAS CLOSED.

BAYNESVILLE SCHOOL HOUSE IS THE LAST PIECE  
OF HISTORY, IDENTIFYING THIS LOVELY COMMUNITY,  
FOUNDED BY THE BAYNEP JAN 1<sup>ST</sup> 1853.

IF THIS WERE TOWSON PARKVILLE OR LUTHERVILLE,  
YOU WOULD BE A HORNET'S NEST, EVEN CONSIDERING  
CHANGING THE STRUCTURE IN ANY FORM.

THIS IS A BEAUTIFUL BUILDING, COMPLIMENTING  
THIS SMALL, BUT LOVRABLE TOWN.

PLEASE DO EVERYTHING IN YOUR POWER TO SAVE  
THIS SCHOOL - THE LAST AND ONLY HISTORICAL  
BUILDING LEFT.

THE BURNS FAMILIES AND ALL THE NATIVES  
OF BAYNESVILLE PRAY YOU WILL GIVE US OUR  
WISH.

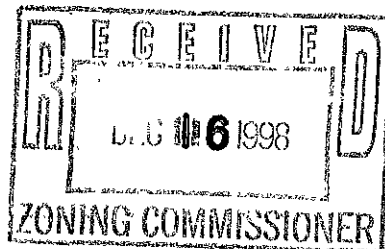
A MERRY CHRISTMAS TO ALL  
MAKE THIS A MERRY CHRISTMAS  
FOR BAYNESVILLE, MD.

THE BURNS FAMILY

James A. Burns  
Margaret Worth  
Richard C. Burns

RETURN ACKNOWLEDGEMENT OF  
RECEIPT REQUESTED

FAX# 410 668 7223



*Tax received  
By*

**RIDGELEIGH COMMUNITY ASSOCIATION INC.**

P.O. Box 9851

Crown Point, Maryland 21286

To: Mr. J. Schmidt, Esq.

Regarding to express our opposition and the Ridgeleigh Community Association's opposition to demolishing the old Baynesville Schoolhouse. This is case 790 193-SPH. This building is listed on the Maryland Inventory of Historic Properties as survey # BA 1870.

Our community feels that a permit to demolish this structure should be denied for the following reasons:

1. This structure could be renovated and used as a community center. As one of the older row-house communities in Baltimore County, we need a center such as this for activities for our youth, community meetings etc. This makes far more sense than building a new building.
2. We have very few, if any, older structures left in our community. Most of community is newer commercial structures. A renovated Baynesville School could provide a visual center to our community.
3. We do not feel that the Baltimore County Landmarks Commission gave the school a fair hearing when it denied the structure landmark status. The old Catonsville High School was placed on the landmark's list, despite being altered by the addition of two wings. In addition, the Catonsville School is heavily vandalized. Baynesville School is unaltered (and as such more valuable architecturally) and is in good condition. We have written the Baltimore County Landmark's Commission to request what specific criteria was used to include the Catonsville High School and exclude Baynesville.

For these reasons, we strongly request that you deny the permit to demolish the Baynesville School.

*Andrew Clement*  
Andrew Clement  
President



# BALTIMORE COUNTY HISTORICAL SOCIETY

1000 E. JEFFERSON STREET, BALTIMORE, MARYLAND 21201

TEL: 410-561-2810 FAX: 410-561-2811

Dear Mr. [Name Redacted]:

I am writing to you regarding the proposed Baltimore Gas and Electric Company (BGE) plan to demolish the old Baynesville School.

I request that you consider all options in this case before making a final decision. Our Society feels that we should make every attempt to save this historic building, not only for the sake of these reminders of our past but also because it could serve many functions in today's society.

The Poppa Road area has many fast-food outlets and many car dealerships. One less will not make a difference. However, there is only one Baynesville School. Let's not give in to the name of commercialism.

Sincerely,

*Andrew C. Clemens*

Andrew C. Clemens  
President

# O'CONOR PIPER & FLYNN



# O'CONOR, PIPER & FLYNN



11330 YORK ROAD

Phone 410.527.1600

HUNT VALLEY, MD 21030

Fax 410.527.1041

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- ◆ Equity Release Program
- ◆ Home Warranty
- ◆ "Sunday Homes on Parade" - Network Television Show
- ◆ National Trust for Historic Preservation
- ◆ Client Follow-Up Program
- ◆ Agent Marketing Services
- ◆ Coastal/Shore Sales and Rentals
- ◆ Luxury Homes Program
- ◆ Licensing School



FAX TO: Laurance Schmidt, Esq.

FAX NUMBER: \_\_\_\_\_

FROM: Sen. Carl

Sender's Fax Number: 410.527.1041

Sender's Phone Number: 410.527.1600

Date: 12/10 Time: \_\_\_\_\_

Total Pages Sent Including Cover Sheet: 2

COMMENTS: \_\_\_\_\_



December 10, 1998

Lawrence Schmidt, Esq.  
Baltimore County Zoning Commissioner  
County Courts Building  
410 Bosley Ave.  
Towson, MD 21204

RE: BAYNESVILLE SCHOOLHOUSE

Dear Mr. Schmidt:

This is a request for waivers from the Baltimore County Landmarks Preservation Commission and the Director of Planning to express opposition to the demolition of the Baynesville Schoolhouse, located at 1721 E. Joppa Road. The Schoolhouse is listed on the Maryland Inventory of Historic Properties as survey Number BA2870.

This building is a part of our Baltimore County history. The community can possibly have a community center that will serve the needs of our neighborhoods, our children and our children's future.

PLEASE HELP SAVE A PART OF OUR HISTORY.

Sincerely,

A handwritten signature in cursive script that reads 'Geraldine B. Cerf'.

Geraldine B. Cerf  
1709 Wayne Ave.  
Baltimore, MD 21234

Dear Mr. Schmidt,

I hope you will not allow the  
Sayreville School House to be demolished.  
I grew up in Sayreville. The school  
building helped to give us our identity.  
Most people only know of Sayreville  
Chlorine. They do not know it is a  
"town". With our various communities  
revising their associations, the building  
could be used for meetings. Also, we  
all know that tenagers need places  
to go & the school could be put to good  
use for them for various activities.

So many other communities are losing  
their buildings please help us to save ours.  
We need our identity, we are not Town or  
Parkville, we are Sayreville. Thank you  
for your consideration. - Case #99-1935PH

Nancy Snyder



12/17/98

Lawrence Schmitt, Esq.

I'm writing to express my  
definite opposition to demolish  
the Baynesville Schoolhouse -  
It is part of our history in this  
area & it would be a shame to  
destroy this bldg.

Case # 99-193-SPH

Thank you in advance for your  
consideration on this case -

Sincerely,  
Eugenia Detrick

D

Eugenia Detrick  
1819 Dunwoody Rd  
Baltimore, MD 21234-2705

18

# PLEASE HELP

The old Baynesville School on Joppa Road has been traded to BGE. BGE has applied for a permit to demolish this historic structure. We feel that this structure should be utilized as a community meeting place and teen center. Our last chance to block this demolition will be at a hearing that will be held on:

December 21, 1998  
10:00 AM

Room 407 Old County Courthouse  
401 Bosley Ave  
Towson, Md. 21204

Mr. and Mrs. Elvin Snowden  
1856 Yakona Road  
Baltimore, MD 21234-3615

see box below !!!!!!!

*Our Neighborhood needs some stability and a center for our teens would be terrific! Please save this landmark Mrs. Mrs. Elvin Snowden*

Dec. 11th 1998

*Sir -  
I wish to express my  
opposition to allow the  
Baynesville Schoolhouse  
to be demolished in  
Case # 99-193-SPH*

*Respect fully  
Nancy L. Mooney*

6044

Baltimore 08/12/98

We are writing to express our  
opposition to demolition of  
the historic building of the  
Bayneville Schoolhouse  
located at 1721 East Joppa  
Road, Kripplund under  
Case # 199-193-SPH.

Bogdan and Mite  
Solleys  
1843 White Oak Av.  
Baltimore, MD 21234  
(410)-661-1346

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Richard A Ransom

BGE Legal Dept, 39 W Lexington St, Baltimore 21201

L.F. Tyler, JR

BGE REFP 7152 WINDSOR BLVD BALTO 21286

Margie Schwartz

BGE Legal, 39 W. Lexington St.

Bruce Doak - GERHOLD, CROSS & ETZEL, LTD 320 E. TOWNSHOWN BLVD. TOWSON, MD 21286

David K. Fiddler

Whiteford Taylor Preston

G. Scott Barabak

210 W. Penn. Ave

Towson, MD. 21204





PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME

ADDRESS

DONNA SPICER

8719 EDDINGTON Rd. Bells 21234

PAUL SCHILLING

8719 EDDINGTON Rd Bells 21234

Joseph Conesoli

1534 Paddy Hill Ave Towson 21206

Charles Gallagher (HPCA)

8025 Hillendale Rd

Paula Warrenfely (NCIA)

1658 Wentworth Ave 21234

G. L. COCHRAN

8730 LACKAWANNA RD 21234

Mary Cochran

8731 Lackawanna 21234

James A. Burns

8711 Lackawanna Cve

Want a copy -

99-193-5PH

Christine Pignataro  
8714 Eddington Rd  
21234

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND  
Legislative Session 1998, Legislative Day No. 19

Resolution No. 78-98

Mr. S.G. Samuel Moxley, Chairman  
By Request of County Executive

By the County Council, November 2, 1998

7  
A RESOLUTION to authorize the County to convey to BGE (formerly the Baltimore Gas and Electric Company) the property known as the Baynesville Annex, which property the Board of Education is in the process of declaring surplus and conveying to the County (the "County Property") in exchange for BGE (~~formerly the Baltimore Gas & Electric Company~~) conveying the property known as the 600 Stemmers Run Road (the BGE property) to the Board of Education. Baltimore County is acquiring title to the Board of Education property solely for the purpose of completing this exchange with the understanding that upon completion of the exchange, BGE would convey the BGE Property to the Board of Education. Said County Property is located in the Baynesville area of the Ninth Election and Fourth Councilmanic Districts of Baltimore County and the said BGE Property is located in the Stemmers Run area of the Fifteenth Election and Fifth Councilmanic Districts of Baltimore County.

WHEREAS, the Board of Education is in need of a permanent parking facility for their buses and currently leases the BGE Property; and

WHEREAS, BGE has agreed to ~~grant~~ convey the BGE Property to Baltimore County in exchange for the County property; and

~~WHEREAS, BGE has agreed to grant the BGE Property to Baltimore County in exchange for the County property; and~~

700,000  
750,000  
WHEREAS, the subject properties were appraised and a fair market value of \$750,000.00 was placed on the County Property, and a fair market value of \$775,000.00 was placed on the BGE Property; and

~~WHEREAS, upon completion of said exchange, Baltimore County will immediately convey the BGE Property to the Board of Education; and~~

WHEREAS, pursuant to Section 2-1(c) Article 1, in General, Title 2, entitled "Administration", of the Baltimore County Code, 1988 Edition, and amendments thereto, upon recommendation of the County Executive and by resolution of the County Council, the County Administrative Officer shall dispose of such property as provided by said resolution; now, therefore

BE IT RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, that upon receiving title to the Board of Education Property, known as the Baynesville Annex, the County be and is hereby authorized to convey the said County Property to BGE in exchange for BGE conveying BGE Property known as 600 Stemmers Run Road to the Board of Education of Baltimore County, upon such terms and conditions as may be deemed necessary or appropriate and to thereafter convey the acquired property to the Board of Education; and

BE IT FURTHER RESOLVED, that this Resolution shall take effect from the date of its enactment.

Good ...  
Ret No 2

**MINUTES**  
**Landmarks Preservation Commission**  
**February 12, 1998**

**PRESENT:**

**MEMBERS:**

Mr. Robert C. Scott, Chairman  
Ms. Bunny Hill  
Mr. W. Boulton Kelly  
Mr. Richard Fox  
Mr. Thomas Reynolds  
Mr. John Chalk  
Mrs. Dorothy Foos  
Dr. Rhoda Dorsey  
Mr. David Goldsmith  
Mr. Thomas Carski  
Ms. Lark Schultz  
Mr. Timothy M. Rodgers  
Mrs. Barbara Weeks

**GUESTS:**

Mr. Newton Williams  
Mr. F. Richard Cook  
Mrs. Dixie Cook  
Mr. Michael Ruby  
Mr. Tim Dugan, OP  
Ms. Kimberly Abe, OP  
Mr. Jeffrey H. Scherr  
Mr. John Mangione  
Mr. Don Honeywell  
Rev. Ronald Standiford  
Mr. Walt Brewer  
Mr. Roland Lintz  
Mr. Joe Palanzo  
Mrs. Suzanne Palanzo  
Mr. Frank Gant  
Mr. Lenwood Johnson, OP  
Ms. Madlyn C. Kyle  
Mr. Bruce Sholk  
Ms. Rita Fromm

The meeting was convened at 7:05 p.m.

1. **Operating Statement**

Mr. Scott noted for the record that the Commission operated under Section 26 of the County Code, the Secretary of the Interior's Standards, and the Commission's Design Guideline Manual. He also thanked those who had attended and welcomed the two newly appointed members, Ms. Hill and Mr. Reynolds. Ms. Hill was the first African-American member born in this County to serve on the Commission. Mr. Reynolds was the successor of Dan Colhoun,

representing farming. Mr. Scott also recognized Mr. Kelly, who was attending his first regular meeting.

Mrs. Weeks announced that the Walters Art Gallery was hosting three lectures by Charles Duff, adding, "he's phenomenal" and he has excellent slides of architecture. There was also a spring program at Goucher on the subject of urban flight and suburban sprawl. Dr. Dorsey asked about the MHT requirement for Commission members to attend education events each year.

2. Minutes

Dr. Dorsey moved to approve the Minutes from August through December. The motion was seconded by Mrs. Weeks and unanimously passed. The Chairman instructed the staff to mail the January Minutes.

3. Election of Vice Chair

Another effort to elect a vice chair was made, with the newest members abstaining. Mr. Goldsmith got 6 votes, Mrs. Weeks 5. It was agreed to try again in March with all members voting.

4. Hearing on Four Sites

- a. Baynesville - Ms. Madlyn C. Kyle stated that she taught at Baynesville in 1944 and remained 18 years. The school then had a pump and an out house. She sold War Bonds that year; she taught the 1st and other grades. There was a close relationship with the parents. One year her class numbered 65 and her roll book was completely filled and names were crammed into the margins. The teachers mowed the grass, stoked the stoves, and washed the windows. She once over-heated the stove until it was red hot. There were grates over the windows. The building was surrounded by woods and was called "The Country Club of Baltimore County Schools." They also had a make-shift stage. There was a great deal of parent participation.

Dr. Dorsey proposed a site visit. Mr. Kelly said that he had seen the school and thought it had some "nostalgic" value, its only criterion, as it was not notably well designed. He did not think it deserved landmark status. Rita Fromm, of the Board of Education of Baltimore County, said the building was used by bus dispatchers. They could swap the Baynesville parcel for a tract at Stemmers Run. Mr. Scott asked Ms. Fromm why Amy L. Crewe never mentioned Baynesville. Ms. Fromm said there had never been much focus on it. Mr. Scott thought there should be a site visit. Mr. Goldsmith urged each member of the committee to report in writing for the record. Mr. Kelly thought the members should have gone prior to this meeting. He thought that a recording of the site and collection of memories would be the practical solution.

Mr. Scott asked Dr. Dorsey to write the site visit report. The committee consists of

Dr. Dorsey, Ms. Schultze, Mr. Rodgers, Mr. Goldsmith and Mrs. Foos. Mr. Goldsmith made a motion to continue the school site hearing until March 12. Dr. Dorsey seconded the motion, which was unanimously accepted.

- b. Dream Landing or Parrish Log House - Mrs. Weeks moved to list the house. The motion was seconded by Dr. Dorsey and unanimously accepted.
- c. German Reformed Church - Mr. Newton Williams, representing Mr. and Mrs. Ratterman who own the former church and its cemetery distributed plats of the premises and explained the zoning and the owner's intent to have an office in the building. Mr. Williams believed that the cemetery was sufficiently protected by recorded deed restrictions.

Mr. L. Richard Cook and Mr. Roland Lintz expressed concern about the upkeep of the cemetery. An extensive discussion ensued. Mr. Goldsmith urged the citizen whose ancestors are buried at the cemetery to bring in a list of names of the early residents of Jacksonville identified on the grave stones "to provide substantial information." Mr. Williams agreed to provide specific language protecting the cemetery in the special exception needed for office use of the church building. Mrs. Cook thought that the LPC listing would be the first step toward stabilizing the church. Mr. Goldsmith moved to extend the hearing on the cemetery to March 12 and have Mr. Cook report on the families buried there and provide other data on the significance of the surrounding property. Mr. Williams was to provide the text of the deed restriction. The motion was seconded by Mrs. Foos and unanimously accepted.

- d. Nacirema Barn - Jeffrey Sherr noted that he had appeared before the LPC in December and noted that the barn was on the MHT Inventory to begin with. He noted its connection with notable persons. He hoped that the barn would be considered eligible for the tax credits. Mr. Bruce Sholk explained the restoration. Mr. Sherr believed that the barn dated from 1860 to 1890, and could have been built by some of its short term owners. Mr. Kelly raised the question of whether the windows placed into the original louvered openings in the barn would meet the Secretary of the Interior's Standards. An extensive discussion followed. Mr. Scott proposed a committee to study the plans provided by Mr. Sherr. Mr. Goldsmith moved and Mr. Chalk seconded a motion to visit the site for a review of the project with reference to the Secretary of the Interior's Standards, and to give a response within 30 days. Mr. Kelly was to chair the committee, which includes Ms. Schultze, Mr. Chalk, and Mrs. Weeks.

## 5. Permit Issues

- a. Hayfields Club House - John Mangione and Frank Gant presented the final plan for linking the new club house to the Hayfields Mansion. The proponents displayed a paper model, renderings, and plans. They were keeping the club house free of the gable end of the Mansion. The linking structure had a pediment and skylight. Mr. Gant also mentioned the layout of the walled garden vis-à-vis the putting green. There was a thorough examination of the plan. Mr. Carski thought the proposed work was a quantum leap in

giving the old building a useful function. He thought it was a "showplace." "It's not cheap, cheap, cheap," said Mr. Chalk. Mr. Carski moved to approve the plan [and issue

a certificate of appropriateness]. The motion was seconded by Mr. Chalk and unanimously approved.

- b. Palanzo Porch, Sudbrook - Mr. Joseph M. and Mrs. Suzanne Palanzo presented a plan for adding French doors to an existing porch at Howard Road, Sudbrook Park. The proponents presented photos and sketches. Upon a motion duly made and seconded, the plan was unanimously approved.
- c. Redeemer Classical Christian School - The Rev. Ronald Standiford explained the siting of the temporary modular structure on Mount Vista Road near the Beachmont Farm Mansion, a Final Landmarks List site. He explained the plantings and the existing trees, some dating from the 19th Century; he showed the parking and pick-up locations and pointed out the two historic structures. Ms. Foos noted that she viewed the site with Dr. Dorsey, Ms. Caslin and Mr. Goldsmith, and that Mr. Rodgers and Mr. Chalk arrived after they had left. Mrs. Foos reported that Pastor Standiford presented the same plan to Kingsville Civic Association and stated that the building will be removed within five years. The Kingsville group agreed that the screening would be satisfactory. Mrs. Foos moved to support the plan. The motion was seconded by Dr. Dorsey and was unanimously accepted.
- d. Brewer House - Walt L. Brewer, III presented a plan for a house at Lutherville where he and his wife proposed an addition at the back of the house. Mr. Brewer noted that he already had a permit and zoning approval, also a letter of support from the Lutherville historic committee. The members viewed the plan. Mr. Goldsmith moved and Mr. Fox seconded a motion to approve the plan; the motion was unanimously accepted. There was miscellaneous discussion of permit irregularities. In this case, Mr. Brewer had insisted to the permit staff that Lutherville was historic but the issuing staff member had insisted that it was not. Mr. Kelly noted that Baltimore City's permit office had a wall map of their historic districts.

Mr. Dugan noted that Buildings Engineer John Reisinger, and his staff, are now taking a strong interest in the question of historic status; they have tried to get more data within this week. Mr. Scott agreed to write a letter to Mr. Reisinger questioning how the Brewer permit slipped through the process.

#### 6. Office of Planning Items

Mr. Dugan reported that there were no new plans for comment this month. He noted that the Office was studying the implementation of the tax credit bill passed in December, 1997. The ultimate decision will be at the Budget office, although the LPC would have to perform pre-approval and establish workable standards. An owner would not be eligible to apply until re-assessed.

7. Breakfast

Mrs. Foos noted that the breakfast date was April 22 at 7:30 at Goucher College, cost \$12. She would try to get the Rosenberg Gallery as a site. Mr. Scott agreed to try to get the County Executive to attend.

8. Procedures Committee

Mr. Goldsmith reported that the committee had been through Drafts III and IV and would meet once more next week [February 18]. The final draft would go to the Office of Law for review. The Chairman commended the committee on its work.

9. Bread and Cheese Monument Site

Mr. Fox asked about the development on the Nolen Graves tract; at the Board of Recreation and Parks meeting last night, citizens argued that the whole property was part of the battlefield. The Board of Recreation and Parks wanted to know if the LPC had any authority. Mr. Dugan summed up the history of two proposed developments. At one time, the monument was going to be donated to the County. He believed that archaeology work showed that there were no bodies buried in the path of the development currently being proposed. The proposal is for a mini-warehouse, and at that time there was no discussion that the entire property was part of the battlefield. Mr. Dugan thought that LPC had no control over the site but the County might have jurisdiction via the development process.

10. Mt. Olive Church

Mr. McGrain reported receiving a nomination form to list Mount Olive U.M. Church at Randallstown. He noted that the nomination was from an individual rather than the Church's governing board. Mr. Scott agreed to consider the issue.

11. Adjournment

On a motion by Mr. Goldsmith, seconded by Mr. Chalk, and unanimously accepted, the meeting was adjourned at 10:00 p.m.

JM:rlh



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JM:rlh

*Final with  
revised notes*

*Ref No 3*

**MINUTES**  
**Landmarks Preservation Commission**  
**March 12, 1998**

**PRESENT:**

**MEMBERS:**

Mr. Robert C. Scott  
Ms. Marlene Koepfel  
Mr. W. Boulton Kelly  
Mr. Richard Fox  
Ms. Rosita Hill  
Mr. John P. Chalk  
Dr. Rhoda M. Dorsey  
Ms. Dorothy Foos  
Ms. N. Lark Schulze  
Mr. Thomas Carski  
Ms. Sandra Caslin  
Mr. Thomas L. Reynolds

**GUESTS:**

Mr. Tim Dugan  
Ms. Kimberly Abe  
Mr. Lenwood Johnson  
Ms. Frances Toth  
Mr. Kenneth T. Bosley  
Ms. Rita Fromm  
Mr. Newton Williams  
Mr. Roland Lintz  
Mr. Richard Cook  
Mr. Walt Ratterman  
Ms. Jeanne Ratterman  
Ms. Donna Spicer  
Mr. Tuck Tyler, BGE  
Mr. Amos Harvey  
Dr. Elizabeth Legenhausen  
Mr. Stephen Nolan  
Mr. Albert W. Rubeling Jr.  
Mr. Jim Patton  
Mr. Michael Ruby

The meeting was convened at 7:04 p.m. with a quorum of twelve members

1. **Operating Statement**

Mr. Scott noted for the record that the LPC operated under Section 26 of the Baltimore County Code, 1988, the Secretary of the Interior's Standards, and the Commission's own guidelines.

2. **Announcements**

Mr. Dugan reminded the members that the County Council would hold a hearing on the accumulated Landmark Lists on Monday evening, March 16.

3. **Adoption of Minutes**

Ms. Caslin moved and Mr. Carski seconded a motion to accept the January minutes. The motion was passed unanimously. Mr. Kelly moved to accept the February minutes; the motion was seconded by Mr. Fox and unanimously passed. Mr. Dugan noted some corrections requested by Mr. Goldsmith: that it was Mr. Goldsmith rather than Ms. Schulze who had urged the proponents of the German Reformed Church cemetery to provide a list of the burials; additionally, Ms. Caslin and Mr. Goldsmith were also part of the site visit to the Redeemer Classical Christian School.

4. **Vice Chairman Election**

In the postponed election of a vice chairman, there were nine votes for Mr. Goldsmith (Koeppel, Hill, Schulze, Fox, Chalk, Carski, Reynolds, Scott, Caslin) and two votes (Dorsey, Kelly) for Ms. Weeks.

5. **Permit Requests from the Baltimore County Building Engineer for Alteration of a Structure in a County Historic District**

a. **Lutherville Permit**

Ms. Frances Toth of 1720 Kurtz Avenue Lutherville, accompanied by her contractor, explained that the replacement of a rear deck involved seven feet of additional surface. Mr. McGrain noted that this was a relatively young infill house in the historic district. The members thoroughly studied the plan and footprint of the house and setting. Ms. Toth had a letter of support from the Lutherville History Committee. Ms. Caslin urged approval of the plan, which was unanimously accepted. The Secretary was directed to issue a Notice to Proceed.

6. **Continuation of February 1998 Public Hearing for Structures to be placed on the Preliminary Landmarks List**

a. **Baynesville School**

Ms. Donna Spicer, Executive Director of the Loch Raven Business Council stated that there was little of historic value surviving in the neighborhood and believed that the community needed a site like the school to serve as a public meeting place. Mr. Kelly asked if the school-bus lot was owned by the County. Ms. Spicer replied that it was and noted the proposed swap of land by the County and BGE. Dr. Dorsey noted that the members had visited the site and found it a very ordinary building; she thought the school was a poor candidate as an anchor for the community.

Mr. Tuck Tyler of the BGE real estate division explained that the utility and the County proposed to swap properties of nearly equal appraised value. The County would acquire seven acres for parking at Essex while BGE would probably sell the Baynesville parcel. If the commercial potential of the Baynesville lot were diminished by historic listing, his company would probably withdraw from the transaction. Mr. Kelly thought that it would be difficult to find a setting for community use in that area; the adjoining commercial area "subsumes the small building." The school did not have historic value in his opinion. Ms. Caslin thought it had more nostalgic value than historic. Ms. Spicer thanked the LPC for its consideration of the

issue. Mr. Fox noted he wished to abstain from the vote, as did Ms. Foos. No motion to list the site was forthcoming and it was unanimously agreed to drop the issue.

b. Nacirema Barn

Mr. Kelly as Chair of the Commission's Nacirema Barn committee, reported that the members had asked the owner and his attorney for additional data which had not yet been received. Mr. Dugan noted receipt of a letter from Councilman McIntire dated March 12 (today) supporting the listing (at Tab 4 in the LPC notebooks). Mr. Scott agreed that Mr. Kelly would continue to Chair this committee.

c. German Reformed Church Cemetery

Mr. Newton Williams introduced himself, Mr. Richard Cook, and his client, Mr. Walter Ratterman. Mr. Williams discussed the history of the church's closure, its ownership by Chestnut Grove Presbyterian Church, and Mr. Ratterman's purchase of the property with plans to make the disused church an office. There was an extensive discussion of the upkeep of cemeteries in general. Ms. Shulze noted that the LPC could only act if the site met one of the five criteria. Mr. Cook explained that the persons buried at Jacksonville represented the history of German immigration. Mrs. Foos expanded on that theme and noted the association of Jacksonville with large historic churches in Baltimore City. She would feel more comfortable if the cemetery were on the list.

Mr. Lenwood Johnson noted the destruction of Laurel cemetery in Baltimore to build a now-extinct department store. Mr. Lintz believed that Chestnut Grove Church had failed to care for the shrubbery and was generally remiss; he noted that his grandfather had built the parsonage and had set up a perpetual fund that had been shrunk by inflation.

Mr. Scott thanked those present for their information. Mr. Kelly believed that the site met several criteria and that there was a willing owner. Ms. Foos moved to place the German Reformed Church Cemetery on the Preliminary Landmarks List based on meeting the Commission's Criterion No. 1. (It is associated with a personality, group, event, or series of events of historical importance.) Dr. Dorsey seconded the motion. The listing was approved with eleven votes supporting the motion. Mr. Carski abstained. Mr. Williams sought an agreement on what space was meant by the term "cemetery." Ms. Caslin suggested "the enclosed area" to which everyone assented.

7. Permits, Conclusion Farm

Mr. Chalk reported that the architect Walter Shamu supplied him plans for alteration of the residence and bank barn; the owners were also working with architects John Milner & Associates and landscape architect Ed Schull. Mr. Schamu was not present to explain the plan. A Mr. Kenneth Bosley supplied testimony on the property, in particular he noted that some small outbuildings were removed. Mr. Chalk noted that LPC could only review plans if brought in by the applicant or their representative. Mr. Scott thanked Mr. Bosley for his information.

8. Office of Planning Items

a. St. James Academy

Mr. Stephen Nolan and his architect Al Reubling explained a plan for a multi-purpose and performing arts center. Mr. Reubling presented elevations and site plans showing that the design was adapted to the design of the old parish hall. Dr. Legenhausen, headmistress, explained the intent to defend the very beautiful site; the plans had already incorporated ideas from community meetings. Mr. Dugan noted that the LPC was being asked to comment to the Planning Board because the project "involved" a Final Landmarks List Site (i.e., St. James P. E. Church). Mr. Fox inquired about parking. Mr. Reubling noted that most events involved parking on the grass but they would add sixty impervious space, and take some parking away from the vicinity of the stone-wall around the church. Mr. Dugan noted that the Planning Board would need to know if the facades were compatible. Mr. Carski asked about the wall covers. The LPC generally agreed that the facades were compatible. Ms. Caslin moved to accept the plans as shown. The motion was seconded by Dr. Dorsey and unanimously passed.

b. Bishop Property

There was a plan for a minor subdivision of the Elizabeth Bishop (or Merryman-Moore house) property near Sparks. Mr. Dugan noted that Ms. Abe had made a site visit to this Preliminary Landmarks List structure. OP had raised questions about afforestation, etc. The owner plans to plant larger trees than usually requested in development plans. OP believes that the intended plantings will be sufficient. After some discussion of access road and drives, the plan was unanimously supported.

c. St. Paul's Schools

Mr. Jim Patton presented site plans and elevations of a gymnasium that was partially set into a hillside within view of the Brooklandwood Mansion, a National Register site. Mr. Dugan noted that the house was a "must be preserved site" within a development plan. Mr. Patton showed how the new structure "steps down the hill" to merge with the old Kinsolving gym. He noted that the mansion was painted white historically because of the porosity of its brick walls. The new buildings would be red brick with white columns and white trim. He also explained an improved traffic pattern and ring road. The members commented on the excellence of the plan and unanimously agreed that the new work was compatible with Brooklandwood.

d. Butler Peddler

No proponent was present for this structure in a National Register Historic District.

e. Robertson House

Mr. Dugan noted that drawings of a proposed minor subdivision were at Tab 7 in the Commissioners' notebooks. Mr. Dugan noted the 1994 study of Oak Forest Park by LPC intern Dan Rosen. He noted the new owner's desire to modify a lot line and create another lot. OP is opposed to the plan as incompatible with the neighborhood. However, no proponent was present. No action was taken.

9. Trentham

Mr. McGrain noted that Dr. Douglas Carroll proposed using a slate substitute for the Trentham roof. Mr. Chalk thought we should see a sample of the material first before classifying the material as suitable for "routine maintenance."

10. Meeting with Buildings Engineer

Mr. Dugan suggested setting a date for the previously discussed meeting with John Reisinger, Buildings Engineer. Those who were willing to participate were: Mr. Kelly, Mr. Scott, Mr. Carski, Dr. Dorsey, and Ms. Koeppe. Ms. Caslin suggested adding Mr. Goldsmith. Mr. Scott agreed to call him. Mr. Kelly noted that the BCHT had already met with Mr. John Reisinger as advocates of historic preservation, "but we are the ones who should meet" because this implies that we are not doing our job. Dr. Dorsey urged Mr. McGrain to make a list of all the recent permit issues.

11. LPC Rules of Procedures Committee

Mr. Scott noted that Mr. Goldsmith was out of town but that the Rules of Procedure Committee had prepared a fourth and final draft. The final draft was forwarded to Virginia Barnhart, Baltimore County Attorney, Office of Law for review. Copies were sent to Robin Churchill, County Administrative Officer and Pat Keller, Director of Office of Planning. The draft may be available to the whole committee at the April meeting.

12. Annual Landmarks Preservation Commission Awards Breakfast for Preservation

Ms. Foos reported that the breakfast would be on April 22 in Huebeck Hall at Goucher, 7:30 a.m. Nan Kaestner of Historic Glyndon would be the speaker. The checks should be made out to Goucher College and mailed to Ms. Foos. Mr. Scott was trying to recruit Senators and Delegates.

13. CLG Training

Dr. Dorsey noted the next possible opportunity for CLG training sponsored by MHT would be on April 4th in Sykesville, Maryland.

14. Hampton National Park

Dr. Dorsey reported that Delegate Martha Klima and Senator Vernon Boozer have sponsored a bill in the General Assembly to provide \$250,000 to open the historic farm area to visitors at Hampton. The County Executive had already provided a large sum for increasing tourism at Hampton.

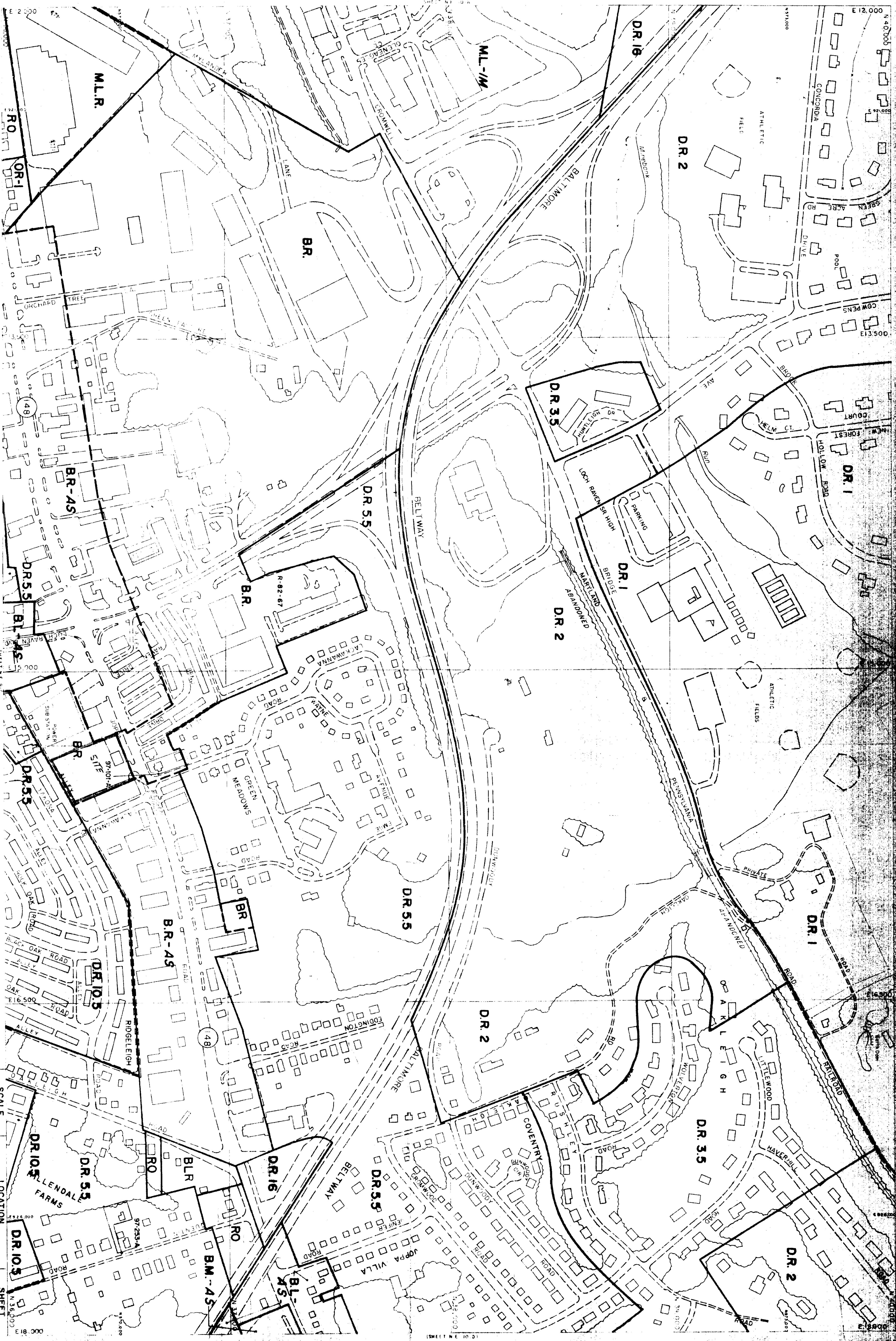
15. Adjournment

On a motion by Ms. Caslin, seconded by a Mr. Chalk, and unanimously accepted, the meeting was adjourned at 9:25 p.m.

JM:KA:rlh







N - NW N - NE  
R - SW R - SE

1-4-80 CONGRESSIONAL  
APPROVED  
THE BALTIMORE  
PLANNING AND ZONING  
COMMISSION

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
OFFICIAL ZONING MAP

SCALE	1" = 200'	LOCATION	OAKLEIGH BAYNESVILLE	SHEET	NE 10-C
DATE OF PHOTOGRAPHY	JANUARY 1986				

99-193-SPH 193



BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: POM

DATE: 11/24/92

FROM: R. Bruce Seeley *RBS/12*  
Permits and Development Review  
DEPRM

SUBJECT: Zoning Advisory Committee  
Meeting Date: 11/16/92

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

188

190

191

193

99-131-A

99-124-X

RBS:sp

BRUCE2/DEPRM/TXTS8P

December 15, 1998

Lawrence Schmidt, Esq.  
Baltimore County Zoning Commissioner  
Count Courts Bldg.  
410 Bosley Ave  
Towson, MD 21204

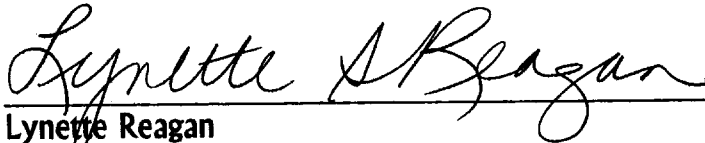
Dear Mr. Schmidt:

RE: Case #99-193-SP11

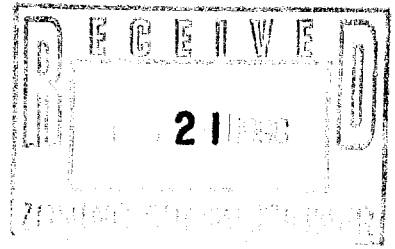
As a member of the Loch Raven Village Community I am writing in opposition to the demolition of Baynesville Schoolhouse. We need to keep this building as a reminder of our community history. It could be rehabilitated and used by the various community organizations for meeting space!

BGE wants to demolition the building and sell the property for commercial use. Joppa Road does not need another commercial building!

Thank you for your help in keeping the Baynesville Schoolhouse.



Lynette Reagan  
8426 Pleasant Plains Rd  
Baltimore, MD 21286



December 18, 1998

Lawrence Schmidt, Esq.  
Baltimore County Zoning Commissioner  
County Courts Building  
410 Bosley Ave  
Towson, MD 21204

Re: Case #99-193-SPH

Dear Mr. Schmidt,

I am writing to today to express my concern about the demolishing of the Baynesville Schoolhouse case #99-193-SPH. It seems ashame to me that in this day an age of our throwaway society that we would even consider destroying a landmark that has meant so much to our community. If you were to drive around the Parkville/Towson area where the schoolhouse is located you would notice that there is nothing for the community to use for neighborhood activities. We have a number of schools in the area, which means a number of children and no type of community center that would be working on putting together community activities for these children.

If the Baynesville schoolhouse was being demolished for a valid reason then I might agree with the plan. Unfortunately, I believe that what will go into this spot is another fast food restaurant or boutique store of which we have many already along Joppa Rd and Loch Raven Blvd. I think that we support Baltimore Gas & Electric time and time again and think that its time for them to support a community like ours and convert the schoolhouse into a community center.

I believe that it would be a tragedy to tear down a building which is listed on the Maryland Inventory of Historic Properties to put in a prefab building that in the long run will probably sit empty and create another eye sore in our community. Thank you for your time and consideration. We as a community would greatly appreciate your support in this case.

Sincerely,

Grace C. Greve  
8614 Willow Oak Road  
Baltimore, MD 21234  
Phone: 410-882-8341

I oppose very much the  
demolishing of the Baynesville  
Schoolhouse

Case # 99-193-SPH



Mrs. Margaret Wilhelm  
8645 Quentin Avenue  
Baltimore, MD 21234-3830

**Please Write** to express your opposition to allow the Baynesville Schoolhouse to be  
demolished in Case # 99-193-SPH.

Lawrence Schmidt, Esq.  
Baltimore County Zoning Commissioner  
County Courts Building  
410 Bosley Ave.  
Towson, MD. 21204

I oppose  
Nancy Tonkensley  
8101 Salesford Rd.  
1434

Dear Mr. SCHMIDT.

12/20/55

Case # 59-193-SKH.

21

Dear Sir

Please do not permit  
the destruction of the  
Bayswater Schoolhouse.

We are losing our heritage in  
the area at too rapid a rate.

Sincerely

Robert E. Kelly

Mr. Robert E. Kelly  
8743 Lackawanna Ave.  
Baltimore, MD 21234